TOWN of TOFIELD

GENERAL MUNICIPAL PLAN

1985

Prepared by
Alberta Municipal Affairs
Planning Branch

BYLAW NO. 862

THE TOWN OF TOFIELD GENERAL MUNICIPAL PLAN

WHEREAS pursuant to Section 61 of the Planning Act, R.S.A. 1980 a municipality in the Province of Alberta may adopt a General Municipal Plan by bylaw; and

WHEREAS a General Municipal Plan has been prepared by Alberta Municipal Affairs in conjunction with the Council of the Town of Tofield;

NOW THEREFORE the Council of the Town of Tofield enacts as follows:

1. This Bylaw may be cited as "The General Municipal Plan."

2. Council adopts as the General Municipal Plan for the Town of Tofield, in its entirety.

3. Bylaw No. 776 is hereby repealed.

READ A FIRST TIME, this 15th day of October, 1985.
READ A SECOND TIME, this 12th day of November, 1985.
READ A THIRD TIME, AND FINALLY PASSED this 12th day of November, 1985.

G W Sears
Mayor

Municipal Administrator

TABLE OF CONTENTS

Page

A BRIEF HISTORY 1

PURPOSE 2

GOALS 2

OBJECTIVES 3

- Residential 3
- Historical Conservation 5
- Recreational 6
- Institutional 7
- Commercial/Retail 8
- Highway Commercial 9
- Industrial 10
- Transportation 11

ADMINISTRATION 13

LIST OF MAPS

Page

Residential Development 4

Transportation Network 12

Future Land Use Map 14

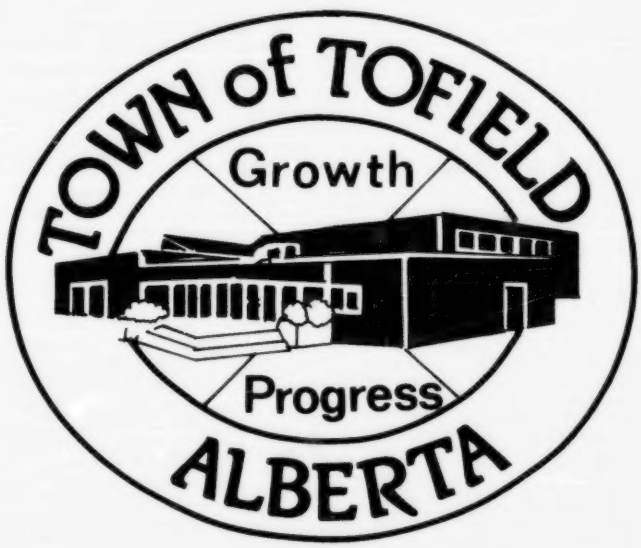
A BRIEF HISTORY

INTRODUCTION

The Town of Tofield, named in honor of Dr. J.H. Tofield, is located on Highway No. 14, 62 km east of Edmonton. Significantly influenced by the Grand Trunk Pacific Railway, Tofield has had three locations in its short history. Its first site, one mile east of the present town, had a post office named in 1897 in honor of Dr. Tofield, along with the first Tofield school. In 1907, in anticipation of the arrival of the Grand Trunk Pacific Railway, an Edmonton firm surveyed a proposed townsite near the present Tofield school, offering free lots for occupation. This became Tofield No. 2 with thirty businesses established. When the Grand Trunk Pacific made its final survey, the railway was placed south of the second townsite. On June 30, 1909 the railway to Tofield was completed. By this date, a number of merchants had moved their buildings to the new site or were constructing new buildings in the "Grand Trunk Pacific townsite" as it was called. Tofield became a town in October, 1909.

Despite a lively and interesting history, little physical evidence of Tofield's past remains. In 1928, a fire gutted the east side of Main Street and in 1935, a fire gutted the west side of Main Street. The only original building that remains is the Tofield Hotel, formerly known as the Alexandra Hotel.

Today, the Town of Tofield is a prosperous, self-sufficient community serving as an agricultural service centre. With a current population of 1,560 (1984), the citizens of Tofield enjoy a broad range of municipal services including a new administration building and library, a fire hall, an elementary school, a court house, and a modern 90 bed hospital, scheduled to open in 1986. These accomplishments characterize the Town's motto, 'Growth and Progress', and challenges its future.



PURPOSE

The General Municipal Plan for the Town of Tofield identifies goals and objectives for the future development and redevelopment of the community. Goals are broad statements of intent which represent the views of the municipality on the desired ends which the General Municipal Plan attempts to work toward. Objectives, on the other hand, focus on specific land uses and clarify the goals.

GOALS

For the purpose of planning in the Town, eight goals have been identified. They are as follows:

1. To promote and encourage growth within the financial capability of the Town;
2. To ensure that there are sufficient amounts of land to accommodate growth;
3. To ensure that infrastructure levels and community facilities keep pace with growth;
4. To encourage and improve the balance between residential, commercial and industrial land use activities;
5. To encourage efficient use of land and a more compact community;
6. To maintain and improve a harmonious relationship between land use activities;
7. To promote a visually attractive community; and
8. To encourage the general public to participate and become actively involved in community planning.

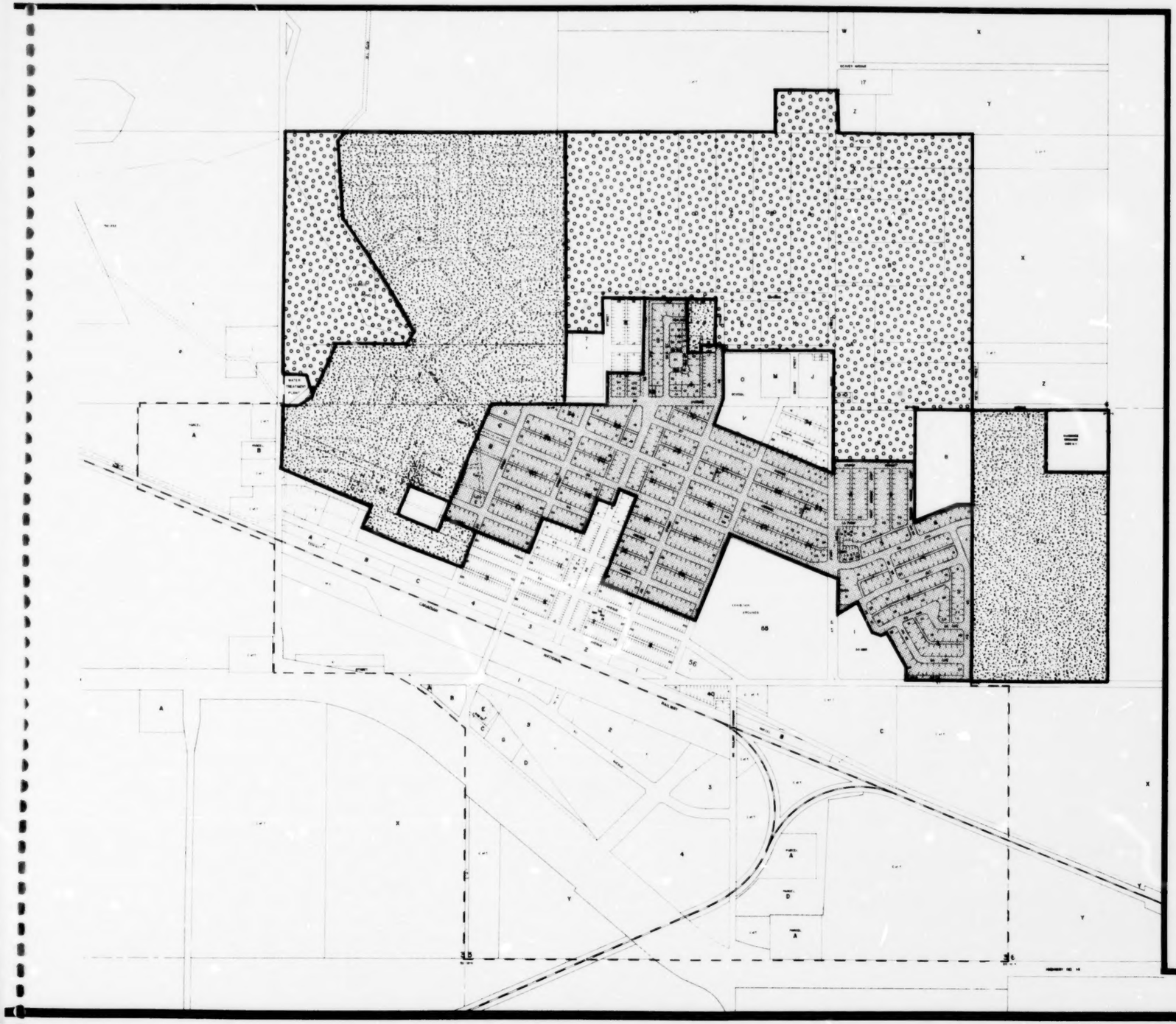
These goals provide direction to and are reflected in the objectives for various types of land use activities.

OBJECTIVES

i. RESIDENTIAL

The majority of developed land in the Town of Tofield is residential, with a preponderance of single family homes. From 1976 to 1979, there were approximately 230 lots developed. To continue to provide high quality residential development, the Town of Tofield has identified the following objectives:

1. The Town shall ensure that future subdivisions will provide a variety of accomodation and types of ownership.
2. The Town shall ensure that there is sufficient serviced land available to meet future housing needs.
3. The Town shall acquire additional land through annexation only upon the time the future demand for residential land exceeds the existing supply.
4. The Town shall ensure that new residential subdivisions be financially self-supporting in terms of both start-up and operational/maintenance costs.
5. All new development will be expected to provide on-site servicing in addition to off-site servicing attributable to their development.
6. The Town shall encourage infill housing prior to 'leap-frog' development and/or annexation.
7. The Town shall encourage affordable and innovative housing.
8. The Town shall ensure that there is sufficient screening between residential land use and other land uses.
9. Residential development shall not occur south of the C.N.R. tracks.
10. Medium and high density housing shall be encouraged to locate and have direct access to major collector streets.
11. Medium and high density housing shall be encouraged to locate adjacent to or within walking distance of public open space and/or community facilities.



RESIDENTIAL DEVELOPMENT

Developed Residential Area

Undeveloped Residential Area having a Concept and/or Outline Plan

Undeveloped Residential Area requiring Area Structure Plan or Concept Plan

ii. HISTORICAL CONSERVATION

Buildings provide us with landmarks, and help create the character of the community. Buildings are a visible link with our history. They are a tribute to the first citizens of Tofield and to the progress of a growing and dynamic town. Buildings show us where we have been and point to the way we are going. To promote historical conservation, the Town of Tofield has identified the following objectives:

1. The Town shall encourage the conservation of buildings and sites which Council deems to have historical merit.

2. The Town shall encourage community groups to undertake the preparation and distribution of material for buildings and sites which, in consultation with Council, deems to possess historical merit.

III. RECREATIONAL

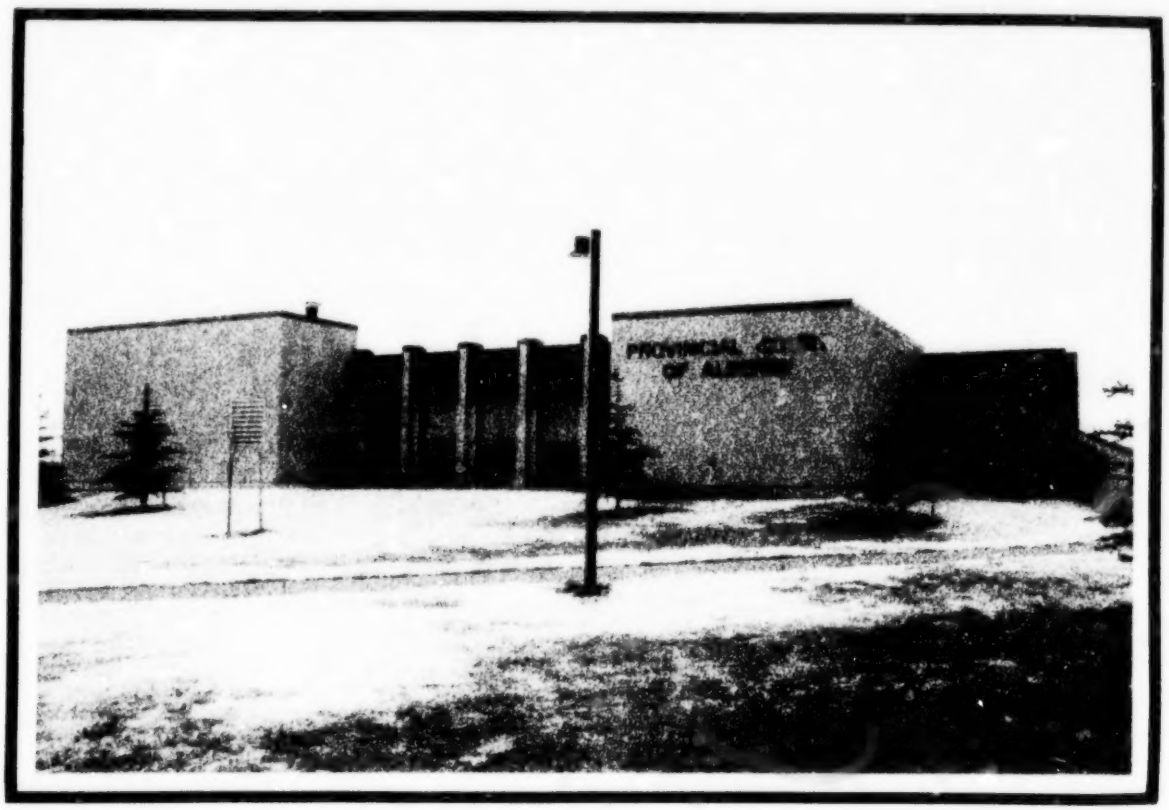
The exhibition/fairgrounds is the focal point for major outdoor activities in the Town of Tofield. In addition, there are smaller recreational areas located throughout the developed community. The Town of Tofield recognizes the need for open space and has identified the following objectives:

1. The Town will ensure that suitable sites are reserved for park and school facilities as the community expands.
2. The existing fairgrounds shall remain in fairgrounds/exhibition use and the municipal reserve adjacent to the Belvedere subdivision shall be developed for recreational use.
3. The Town shall encourage the development of a park plan which shall connect new and existing recreational space throughout the community.

iv. INSTITUTIONAL

The Town of Tofield provides modern schools for its youth, modern medical facilities for the infirm and lodging for its senior citizens. Moreover, the people of Tofield are well served by several church organizations. The Town supports the following objectives:

1. The Town shall consider the use of the existing hospital for an alternative use, before allowing residential development to occur.
2. The sites for school facilities will be arranged between the Town of Tofield and the County School Authority at the time of subdivision.



v. COMMERCIAL/RETAIL

The majority of commercial/retail outlets are located on 50th Street and 52nd Avenue serving the local and regional market. In order to sustain and enhance the economic viability of the downtown core, the Town of Tofield has identified the following objectives:

1. The Town will encourage that commercial/retail activities locate in the Central Business Area.
2. The Town will encourage that infilling occur in the Central Business Area prior to the expansion of this area.
3. For those commercial/retail activities requiring larger amounts of land, they shall be encouraged to locate in the Secondary Commercial Area.
4. Commercial/retail activities abutting a residential area shall be properly screened and buffered.
5. All commercial/retail activities shall provide adequate parking facilities and loading areas on site.

vi. HIGHWAY COMMERCIAL

The intent and purpose of the highway commercial area is to attract those activities which serve the travelling public. Currently, there is a motel and restaurant/gas station located in this area. To ensure that these types of activities locate in the highway commercial area, the Town of Tofield has identified the following objectives:

1. The Town shall only consider those activities which serve the travelling public to locate in the Highway Commercial Area.
2. All highway/commercial activities shall be located on the north side of Highway 14.
3. All highway commercial development shall provide a proper service road.
4. All highway commercial activities shall provide adequate parking facilities and loading areas on site.

vii. INDUSTRIAL

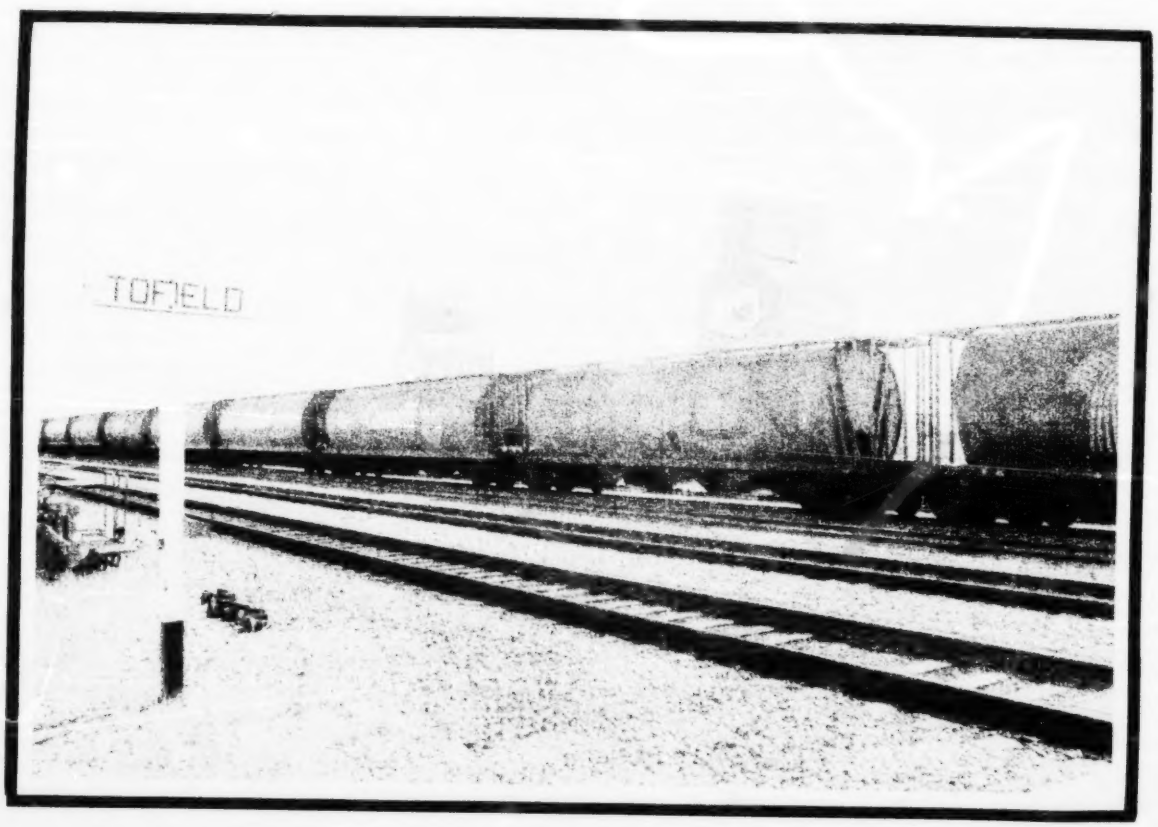
The limited industrial activity in the Town of Tofield is located between Highway 14 and the Canadian National Railway tracks. Without encouraging any negative spillover that may be associated with industrial activity, the Town has identified the following objectives:

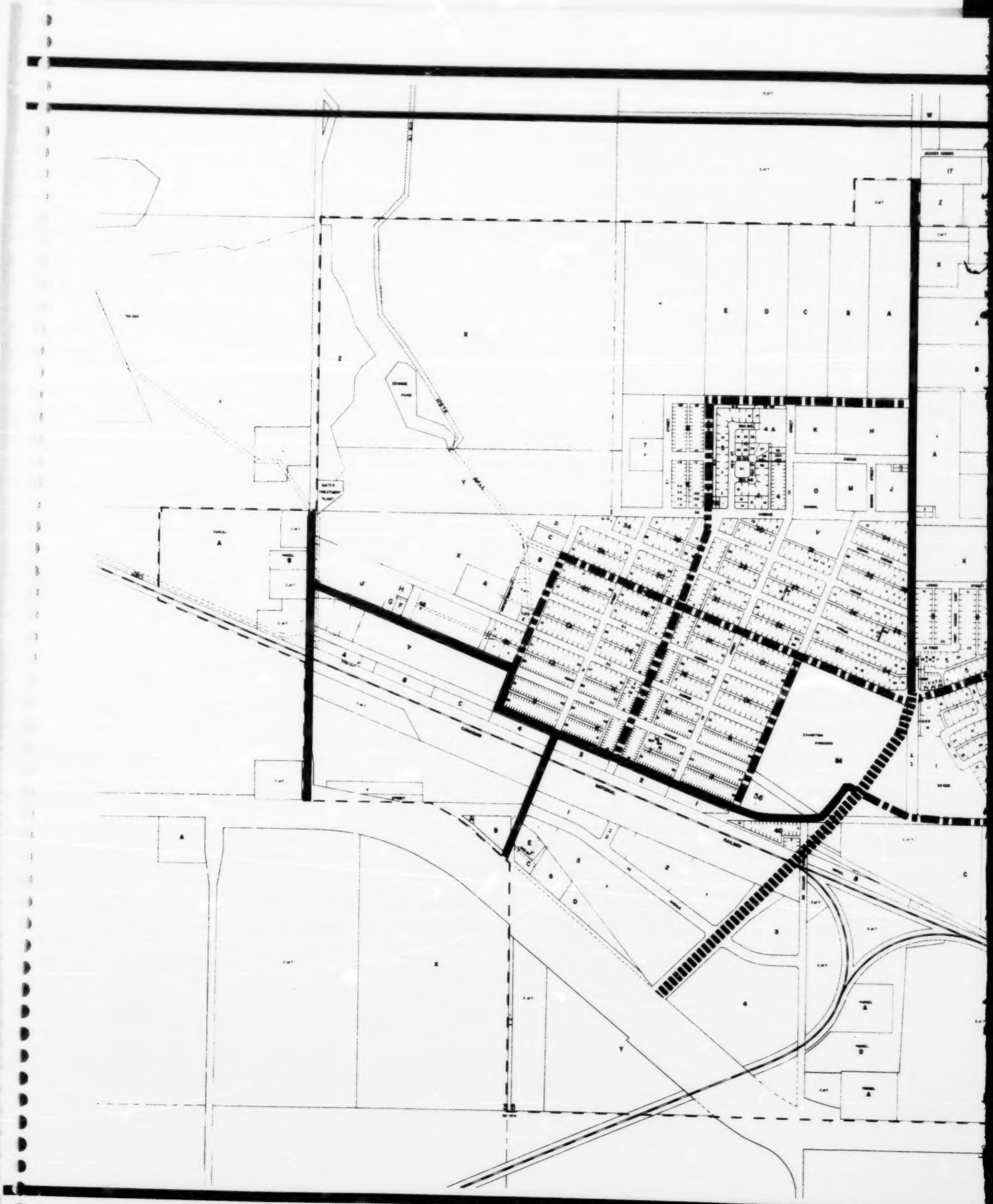
1. All industrial uses shall be confined to the Industrial Area.
2. All industrial uses shall provide sufficient parking, servicing, and loading areas on site.
3. Industrial uses which emit noise, dust, odor or other pollution will take preventive measures which will minimize the impact on the community.
4. The Town shall ensure that there is an adequate supply of serviced industrial land.
5. The Town shall ensure that there is sufficient screening between industrial land uses and other land use activities.

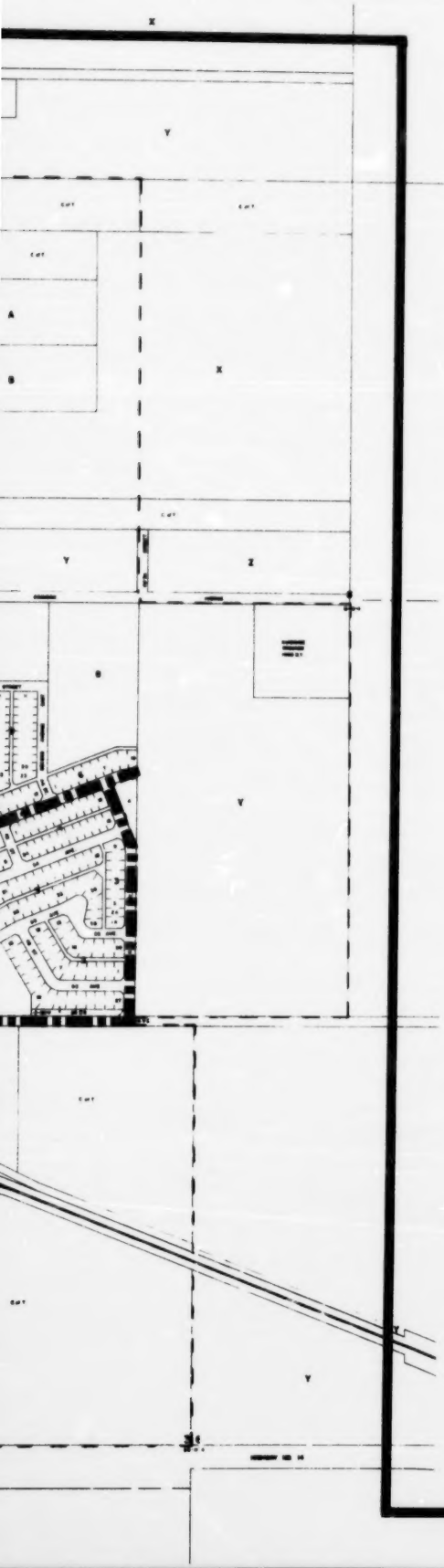
viii. TRANSPORTATION

The Town of Tofield is located on Highway 14 and is serviced by a C.N.R. line which traverses the southern portion of the community. There are two access points to the community from Highway 14. The internal road system of Tofield is a traditional grid pattern. Since the transportation network can influence the shape of the community, the Town of Tofield has identified the following objectives:

1. The Town shall establish a hierarchy of streets to encourage the efficient flow of traffic.
2. Land use activities generating large traffic flows shall be encouraged to locate along collector and arterial roads.







TRANSPORTATION NETWORK

Arterial Roads

Collector Roads

Proposed Extension S.R. 834

ADMINISTRATION

i. AUTHORITY OF THE GENERAL MUNICIPAL PLAN

Subdivision, development, and re-development of lands within the Town of Tofield shall be in accordance with the provisions of the General Municipal Plan.

ii. Land Use Bylaw

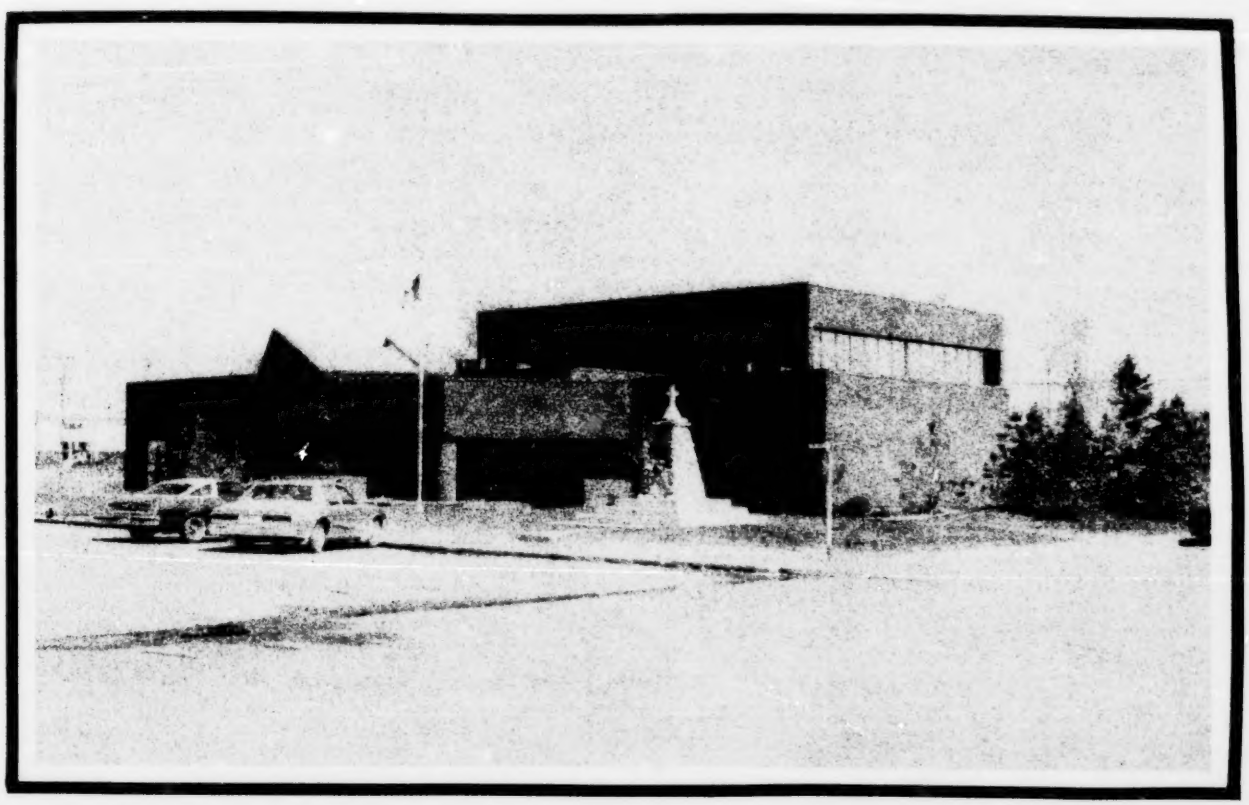
Where this Plan or any part thereof takes effect, the land use by-law shall be amended to conform with the General Municipal Plan.

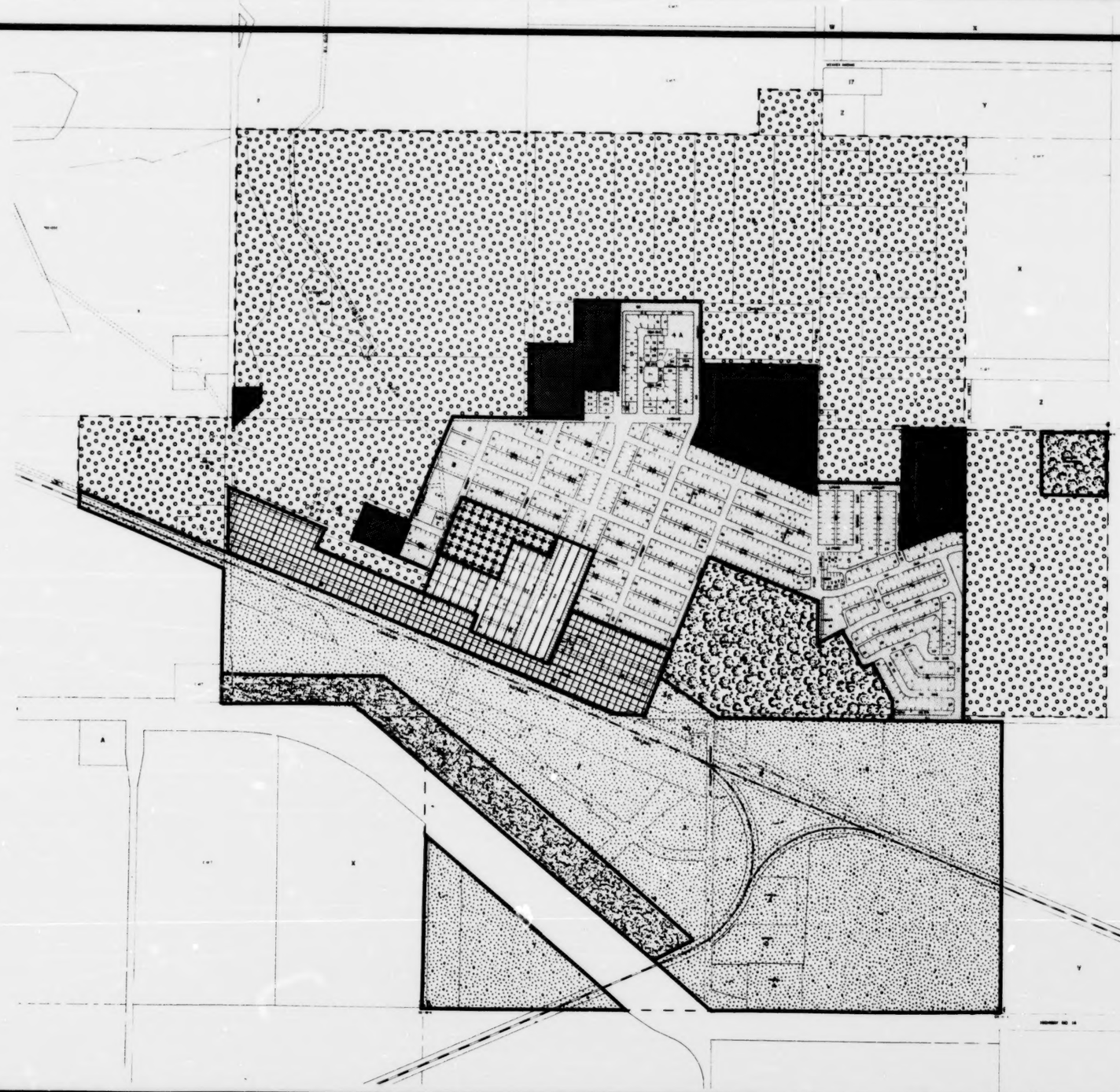
iii. Amendment

Pursuant to Section 139(1) of the Planning Act, R.S.A. 1980, an amendment to the General Municipal Plan may be considered by Council. During deliberation on the proposed amendment, Council may refer the request to such agencies it considers necessary for comment and request additional information as it deems necessary to reach a decision on the proposed amendment.

iv. Review

In order that the Plan reflects the everchanging social, economic, and political factors affecting the community's growth, the General Municipal Plan should be monitored and if necessary, amended to ensure its relevance every 5 years.





TOWN OF TOFIELD
FUTURE LAND USE

- Residential Area
- Residential Reserve
- Recreational Area
- Institutional Area
- Central Business Area
- Central Business Expansion Area
- Secondary Commercial Area
- Highway Commercial Area
- Industrial Area